

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

14 BELLBIRD AVENUE HARKAWAY VIC 3806

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,550,000

&

\$1,705,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,459,000

Property type

House

Suburb

Harkaway

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

16 CANTWELL ROAD NARRE WARREN NORTH VIC 3804	\$1,630,000	29-Aug-23
35 KRAMER DRIVE BERWICK VIC 3806	\$1,625,000	23-Aug-23
10 RIPPLEBROOK BOULEVARD NARRE WARREN NORTH VIC 3804	\$1,680,000	17-May-23

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 29 November 2023

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**16 CANTWELL ROAD NARRE
WARREN NORTH VIC 3804**

 4  2  3

Sold Price **\$1,630,000** Sold Date **29-Aug-23**

Distance **2.37km**



**35 KRAMER DRIVE BERWICK VIC
3806**

 4  2  4

Sold Price **\$1,625,000** Sold Date **23-Aug-23**

Distance **2.85km**



**10 RIPPLEBROOK BOULEVARD
NARRE WARREN NORTH VIC 3804**

 4  2  2

Sold Price **\$1,680,000** Sold Date **17-May-23**

Distance **3.22km**

RS = Recent sale UN = Undisclosed Sale

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